Vr. Mahesh Boob
B.E., M.E. Civil, FIV, MIE
Master in Real Estate Valuation

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ARCHI VALUE PROFESSIONALS

GOVT. APPROVED VALUER

Form 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account - Project Wise)

Ref No. B/VAL/2025/1236 Date: 20/04/2025

To,
Shri Anjaneya Developers Pvt. Ltd.
M-27, 2nd Floor, Kamal Keshav
Business Plaza, Central Bazar Road,
Ramdaspeth, Nagpur-440010.

Subject : Certificate of Cost Incurred For Development of Layout on Kh. No. 117, 118, 119/2, 125, 126, 127/1, 134/1, 134/2, 135 & 139 MOUZA – WARANGA, Tah-DIST - Nagpur. (Anjaneya Nagar-V) having MahaRERA Registration Number P50500048384 being developed by Shri Anjaneya Developers Pvt. Ltd.

Latitude and Longitude -20.949095, 79.036034
For the quarter ending March 2025.
Sir,

1. I Mahesh Boob have undertaken assignment of certifying Estimated Cost for Project Name having Maha RERA Registration Number P50500048384 Being developed by Shri Anjaneya Developers Pvt. Ltd.

2. I have estimated the cost of the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer / Consultants and the Schedule of items and quantity for the entire work as calculated by MAHESH BOOB Quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of the cost material, labor and other inputs made by developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3. I estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 14,00,00,000=00** at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the Nagpur Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 5,40,76,208=00** The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used & unit cost of these items.

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5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale of the Project is estimated at **Rs. 8,59,23,792=00**.

6. I Certify that cost for the Civil / MEP / Allied Work for the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement to sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below.

Table - A

Building / Wing / Layout / Plotted Development bearing Number _____ or called Anjaneya Nagar-V

(To be prepared separately for each building / wing / Layout / Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of Building / Wing / Layout / Plotted Development As On Date Of Registration is	-----
2	Cost Incurred As On 31.03.2025	----
3	Work Done In Percentage (As Percentage Of Estimated Cost)	----
4	Balance Cost To Be Incurred (Based on Estimated Cost)**	----
5	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	----

Table B.

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amounts
1.	Total Estimated Cost of the Internal and external Development Works including amenities and facilities in the layout as on date of Registration is	Rs 14,00,00,000=00
2.	Cost Incurred As On **31.03.2025**	Rs. 5,40,76,208=00
3.	Work Done In Percentage (As Percentage Of Estimated Cost)	38.62%
4.	Balance Cost To Be Incurred (Based on Estimated Cost)	Rs. 8,59,23,792=00
5.	Cost Incurred In Additional / Extra Item not included in the Estimated Cost (Table – C)	-

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Table C

List of Extra / Additional / Deleted Items considered in Cost

(Which were not part of the original estimate of Total Cost)

Sr. No.	List of Extra/ Additional/ Deleted Items	Amount (In Rs.)
NIL		

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.

2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*)

3. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.

4. All the components of work with specifications are indicative and not exhaustive.

5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in agreement of sale.

Yours faithfully

MAHESH BOOB

[M.E. (CIVIL), Chartered Engineer]

M-148192-9

MAHESH R. BOOB ★ CAT NO.I/165 NAGPUR ★ GOVT. REGISTERED VALUER

Agreed and Accepted by

Shri Anjaneya Developers Pvt. Ltd.

Authorized Signatory

SHRI ANJANEYA DEVELOPERS PVT. LTD. ★ NAGPUR

Date: 20/04/2025

Place Nagpur